



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION
ELlicott City Historic District ■ LAWYERS HILL Historic District
3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350
FAX 410-313-3042

Agenda

Thursday, December 2, 2021; 7:00 p.m.

A public meeting of the Howard County Historic Preservation Commission (HPC) will be conducted on Thursday, December 2, 2021 at 7:00 p.m. To adhere to social distancing measures, this meeting will not take place at 3430 Court House Drive, Ellicott City, but will be conducted as a virtual web meeting/conference call where the public is invited to speak on the following agenda items. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Instructions on how to join the meeting are provided on the HPC webpage:

www.howardcountymd.gov/boards-commissions/historic-preservation-commission. Additional information may be obtained from the Department of Planning and Zoning by emailing preservation@howardcountymd.gov. Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures. Requests for accommodations should be made at least three working days in advance of the meeting.

This report and any recommendations are based on the Guidelines adopted by the Commission. The report is prepared by Commission staff and does not represent the views of the Commission or of the Department of Planning and Zoning.

PLAN FOR APPROVAL

Regular Agenda

1. HPC-21-41 – 3691 Sarah's Lane, Ellicott City, HO-59
2. HPC-21-42 – 10097 Century Drive, Ellicott City, HO-403
3. HPC-21-43 – 3783 Old Columbia Pike, Ellicott City, HO-635
4. HPC-21-44 – Proposed legislation: Demolition by Neglect
5. HPC-21-45 – 8474-8484 and 8482 Frederick Road, Ellicott City
6. HPC-21-46 – 3713 Fels Lane, Ellicott City, HO-581

OTHER BUSINESS

1. Administrative Updates

REGULAR AGENDA

HPC-21-41 – 3691 Sarah's Lane, Ellicott City, HO-59

Applicant: Kimberly Kepnes

Request: The Applicant, Kimberly Kepnes, requests a Certificate of Approval to make modifications to a previously approved plan, at 3691 Sarah's Lane, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-59, Mt. Ida. The Inventory form explains that the traditional date for the construction of "Mount Ida" is given as 1828, but documentary research calls this into question, suggesting that construction likely began c. 1831-1833.

In October 2020, the Applicant presented an application to the Commission in case HPC-20-70 for approval of certain exterior alterations and advice on the northwest porch.

In February 2021, the Applicant presented another application to the Commission in case HPC-21-03 for approval of exterior alterations, such as constructing driveway entrance columns and lights, constructing a first-floor porch, adding shutters to the structure, installing fencing and adding a sidewalk to the new porch.

In May 2021, the Applicant was approved in case HPC-21-18a for several items of work, consisting of the construction of a bluestone path with granite steps to the northwest service entry door, installation of black metal railings and the construction of an ADA door and ramp (with the option to be silver metal of wood stained Behr Harbor Gray) on the northwest side of the building. The ramp approval was contingent on the use of a hedgerow or similar landscaping to screen the ramp. In June 2021, in HPC-21-18b, the parking lot expansion was approved.

In August 2021, in case HPC-21-27, the Applicant received Advisory Comments for two alternative ADA approaches on the northeast side of the building, in order to reduce the length and number of ramps required and provide an easier access into the building. These two approaches would have utilized existing masonry pathways, with ramps and a lift proposed for access to the porch into the building. An application for Certificate of Approval was not submitted for approval for these scenarios, although the Commission found they were a better solution than that originally proposed and approved in HPC-21-18a.

The Applicant recently applied for a building permit to construct the option approved in case HPC-21-18a. However, the site plan showed an 8'x12' wood deck attached to the house where the ramp would access the new ADA door. This 8'x12' wood deck was not referenced in the Decision and Order for HPC-21-18a as it was not included staff report or discussed in the testimony. In review of the case file, it appears that the applicant submitted three revisions to this scope of work prior to the HPC meeting at which HPC-21-18a was heard. The original submission showed a smaller platform where the house and ramp met; however, the 8x12 deck was included in one of the revised scopes and was not discussed as an option with the Commission. The Applicant then submitted this application for a deck and other slight modifications to the ramp plan, which was initially sent through the Minor Alteration process, but an objection was received, and the application was scheduled to be heard at the December 2021 hearing.

Scope of Work: The Applicant seeks approval for slight changes to the ramp plan from that approved in HPC-21-18a and the construction of an 8'x12' deck at the northwest side of the house for entry from the ADA ramp. The ramp will contain white pvc grabrails/handrails, which were also not part of the original application or approval. The ramp switches back at the parking, which was not part of the original proposal and approval.

The current configurations submitted for building permit approval is shown in Figure 1 (the ramp is highlighted in yellow):

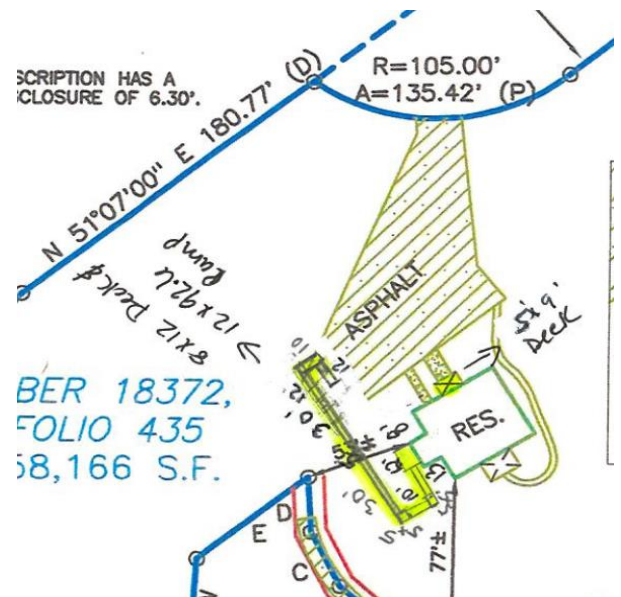


Figure 1 - Current building permit submittal

The configuration approved in May 2021, HPC-21-18a, is shown in Figure 2:

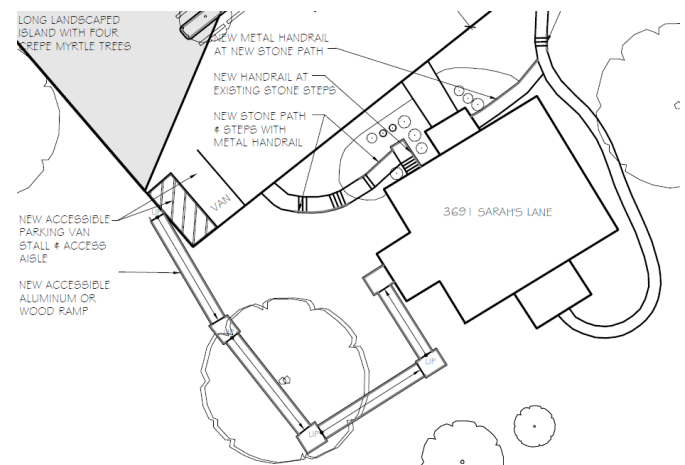


Figure 2 - Revised site plan submitted April 2021

HPC Review Criteria and Recommendations:

Chapter 7.B: New Construction: Additions, Porches and Outbuildings; Construction of New Porches and Decks

- 1) Chapter 7.B recommends, "Design new porches and decks to be simple, compatible in design with the existing building, and in scale with the existing building in size and roof height."

The testimony at the May meeting mostly focused on the ramp to be metal, as the cost of wood was said to be too expensive. As a result, there was no real discussion of a wood ramp. As mentioned in the Background and Scope of Work, the revision showing the deck was submitted in a third application revision and it does not appear the Commission was aware of the change. The wood deck and ramp appear to have posts and pickets that extend past the decking, onto the fascia board, which is most commonly seen on residential decks, whereas decks added to historic properties should have posts and pickets mounted in the decking, to be compatible in design with the existing building.

Since the proposed deck is intended to assist with the ADA ramp and not otherwise function as a deck, the size should be the minimum size needed to serve the ADA accessibility function.

The application states the grabrail/handrail will be white PVC, which was also not referenced in the original application. Since the wood deck will be stained Behr Harbor Gray, a railing painted a similar gray might be most appropriate for compatibility in design. A steel handrail would be a more historically appropriate material to use over PVC, which is a plastic.

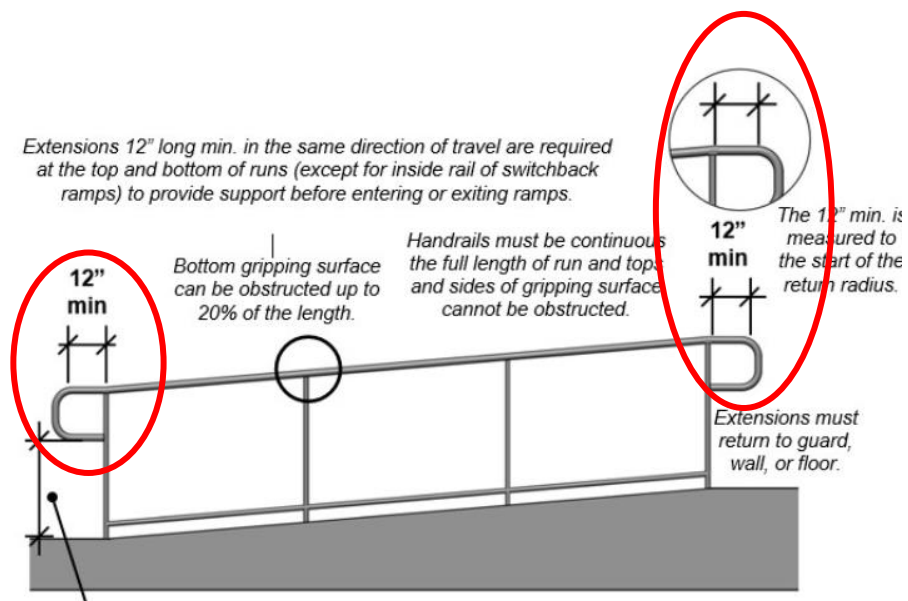


Figure 5 - Example of a 12" minimum handrail return

Staff Recommendation to the HPC: Staff recommends the HPC determine if the proposed deck and handrail complies with the Guidelines and approve, modify or deny accordingly. If approved, Staff recommends the HPC include a contingency that the deck can only exist in conjunction with the ADA ramp and that if the ramp is ever removed in the future, the deck must also be removed.

HPC-21-42 – 10097 Century Drive, Ellicott City, HO-403

Applicant: Laura Thomas

Request: The Applicant, Laura Thomas, seeks tax credit pre-approval to make repairs at 10097 Century Drive, Ellicott City.

Background and Site Description: This property is listed on the Historic Sites Inventory as HO-403, the Meyer-Manner Log House. According to SDAT the building on the property dates to 1899.

A portion of the work included in this application was pre-approved through the Executive Secretary Tax Credit Pre-Approval process in case MA-21-32.

Scope of Work: The Applicant seeks tax credit pre-approval for the remainder of the work listed in this application, which was not pre-approved in case MA-21-32. The work consists of:

- 1) Replace plumbing in Section D. The existing plumbing was not to Code; the water and sewer PVC/CPVC lines were not glued together, which caused a sewage leak. The application notes that this work has begun out of necessity, but is not yet complete. The Applicant stated via email that most of the plumbing was roughed in, but needed the final connections to the outside spigots, sink and dishwasher.
- 2) Lead paint removal in various areas of the house. The Applicant noted via email that four windows frames and some interior doors have been remediated. Items left for lead paint removal include a large hutch in the kitchen, shown in Figure 6.

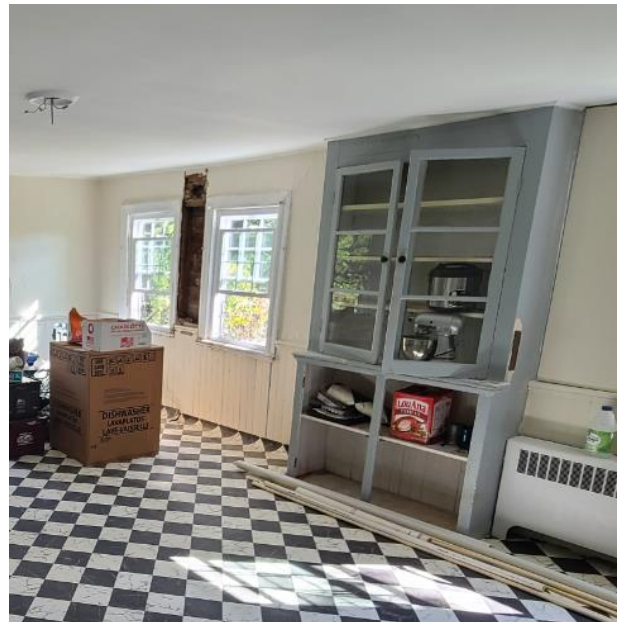


Figure 6 - Kitchen cabinet proposed for lead paint removal.

HPC Review Criteria and Recommendations:

Section 20.112, 25% Historic Property Tax Credit Program

(4) Eligible work means:

- (i) *Work done on an eligible property:*
 - a. *In compliance with the rules adopted by the Commission under subsection 16.606(e) of the County Code;*
 - b. *After the owner receives initial approval of an application for a certificate of eligibility; and*
 - c. *In conformity with the application for which initial approval was given.*
- (ii) *Eligible work includes:*
 - a. *The repair or replacement of exterior features of the structure;*
 - b. *Work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing;*
 - c. *Maintenance of the exterior of the structure, including routine maintenance as defined in section 16.601 of the County Code;*

- d. *Repair or replacement of historic landscape features such as masonry walls, fences, or other site features, if determined to be of historic or architectural significance by the Commission; and*
- e. *Repair or maintenance of existing gravestones, walls, fencing, or other site features of an eligible property that is a historic cemetery.*
- (iii) *Eligible work does not include:*
 - a. *New construction;*
 - b. *Interior finish work that is not necessary to maintain the structural integrity of the building; or*
 - c. *Landscape maintenance or new landscape plantings, except as defined above for historic landscape features.*

The County Code requires the pre-approval for the tax credit and the Commission does not have the authority to retroactively approve. Any work already completed at the time of this application/hearing, would not be eligible for the tax credit.

Additionally, the proposed plumbing work and lead paint removal of an interior cabinet are outside that typically seen by the Commission and the Commission needs to determine if the request would be deemed eligible work as defined by Section 20.112(b)(4)(ii) and (iii) of the County Code. While lead paint is hazardous, the Code states that “eligible work does not include interior finish work that is not necessary to maintain the structural integrity of the building” and lead paint removal on interior cabinetry are not items the Commission has previously pre-approved tax credits for.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the proposed scope of work not yet complete would be eligible work as defined by Section 20.112(b)(4)(ii) and (iii) of the County Code and approve or deny accordingly.

HPC-21-43 – 3783 Old Columbia Pike, Ellicott City, HO-635

Applicant: Kathleen Y. Feeney

Request: The Applicant, Kathleen Y. Feeney, requests a Certificate of Approval to make exterior alterations and Tax Credit Pre-Approval at 3783 Old Columbia Pike, Ellicott City.

Background and Site Description: The property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1930.

The Applicant previously came before the Commission in November 2021, in case HPC-21-40 to replace windows and remove the shutters. The Applicant was approved to replace the windows with black muntins and to remove the existing wood shutters.

Staff conducted a site visit on November 17, 2021 and found a rear, multi-level, new retaining wall was constructed.



Figure 7 - Newly constructed retaining wall



Figure 8 - New rear retaining wall.



Figure 9 - New rear retaining wall.

In May and June 2021 Staff and the Applicant discussed a retaining wall that needed to be repaired. The Applicant sent staff a rough draft of an application to replace the wall in August 2021 and staff provided a list of items and questions that needed to be addressed in the application. The Applicant said they would get more details and be back in touch. However, a final application was not received. An application for retroactive approval of the wall will need to be submitted. The Commission should determine if they will review the following application submitted for approval, while there are outstanding alterations not yet approved by HPC.

Scope of Work: The Applicant proposes to make the following alterations and repairs:

- 1) Replace existing beige vertical board wooden hinged, swinging garage doors with new motorized Clopay Bridgeport Steel garage doors to have an ultra-grain oak medium finish, in the REC 12 design, as shown in Figure 12.
- 2) Replace existing front and side wood doors with new doors. The Applicant seeks tax credit pre-approval for the work.
 - a. Side door - Replace the existing wood side door, 3 horizontal lights over 3 horizontal panels, with a new wood door to have 3 horizontal lights over 3 horizontal panels, painted Benjamin Moore Kokopelli Teal. The existing door has peeling paint with a blue tinge, but it is not clear that the paint was ever as bright as the proposed Kokopelli Teal.
 - b. Front door - Replace existing wood front door, which appears to have 12 lights, but the number of panels, if any, are unknown. The photo provided was taken from the interior looking and there is no access to the porch. This door will be replaced with a new wood 12 light over 1 panel door, to be painted Benjamin Moore Kokopelli Teal.
- 3) Replace existing beige wood German lap siding as needed with new German lap wood siding. Paint all siding and trim white. The Applicant seeks tax credit pre-approval for the work.
- 4) Replace the windows on the second floor on each side of the house (for a total of two windows) to be Code compliant for egress per the Department of Inspections, Licenses and Permits. The double hung window will be replaced with a casement window to fit the existing open and have a 6:1 muntin pattern. The casement windows will swing open and provide the needed larger opening that a double hung sash does not provide. Window shown in Figure 15.



Figure 10 - Front facade of house.



Figure 11- Front facade



Ultra-Grain® Oak
Medium Finish

Figure 12 - Proposed garage design and color.



Figure 13 - Existing side door, to be replaced in-kind. There are hints of color on this door, which prompted for the proposed teal.

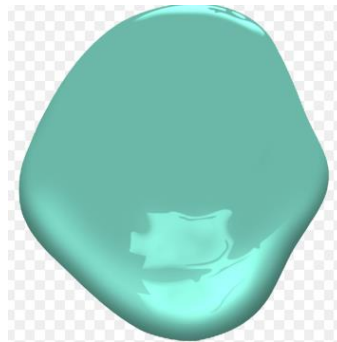


Figure 14 - Proposed teal door color

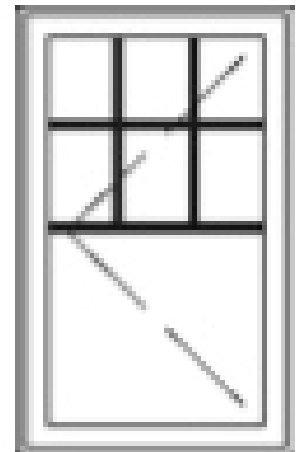


Figure 15 - Proposed second floor side egress wood casement windows.

HPC Review Criteria and Recommendations:

Chapter 6.D: Rehabilitation and Maintenance of Existing Buildings; Wood Siding, Shingles and Logs

- 1) Chapter 6 does not specifically discuss garages on historic structures as it is not common in the district, but states "This Chapter provides guidelines for the treatment of existing buildings. Section A and B give general recommendations for historic buildings and no-historic buildings. The remaining sections address specific building components. This chapter applies to all existing buildings, including garages and other outbuildings."
- 2) Chapter 6.D recommends, "when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape and profile. Maintain the original shape and width of details such as cornerboards, cornices and door and window trim."

An analysis of existing historic outbuildings/carriage houses turned garages in the historic district show that most have swinging carriage style doors like this house currently has, with slight modifications on the design. The motorized modern garage doors seem to exist on more modern garage structures. The proposed Bridgeport Steel doors are a panel-based design. The change from a vertical board swinging wooden door painted beige to match the siding, to a steel with a faux oak treatment will be a large visual change to the house. Currently the garage doors read as a foundation, as they are the same color as the house, blending with the design of the house. By adding the faux wooden steel paneled doors, the garage will become a very noticeable feature. In addition to the design of the garage door, the most appropriate color would be one to match the siding, so that the garage reads as the foundation of the house and does not become the focal point at street level.

There are other garage door designs available that appear more historically appropriate for a motorized modern garage door (if the Commission finds it is acceptable to replace the existing doors not in-kind with new swinging wood doors). Some examples include the images shown in Figures 16 and 17 below, which are designed to resemble a swinging carriage house door (similar to the existing swinging doors).



Figure 16 - Carriage house style garage example



Figure 17 - Carriage house style garage door

Chapter 6.N: Rehabilitation and Maintenance of Existing Buildings; Colors and Painting

3) Chapter 6.N recommends:

- a. *"Use colors that were historically used on the building."*
- b. *"Use colors appropriate to the period and style of the building."*
- c. *"Use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details, such as doors or trim."*

Changing the paint color from beige to white, as submitted, would make the house consistent and compatible with the color of neighboring houses, although earth tones would also be appropriate for the architectural style of the house.

The proposed door color was likely not used during the building's historic period and therefore; does not appear to be a historically appropriate color; however, according to the guidelines, doors or trim can be painted with bright colors so long as the color is compatible with other colors used in the district, particularly on neighboring buildings.

Chapter 6.H: Rehabilitation and Maintenance of Existing Buildings; Windows

- 4) *Chapter 6.H recommends, "When repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing."*

The second-floor side windows must be replaced to comply with the building code, but the proposed windows comply with the Guidelines as they cannot be repaired to meet Code requirements, but will match the existing in material (wood) and muntin pattern to be 6:1.

Staff Recommendation to the HPC: Staff recommends the HPC determine if they will hear the application, given the unapproved construction of the retaining wall. If the Commission will hear the application, Staff recommends the HPC:

- 1) Approve the replacement doors and pre-approve for tax credits.
- 2) Determine if the proposed door color complies with the Guidelines and approve, deny or modify accordingly.
- 3) Approve the repair and replacement of German lap siding with new wood German lap siding as needed to match the existing in material, dimension and finish, and pre-approve for tax credits.
- 4) Approve the painting of the siding and trim to be white, and pre-approve for tax credits.
- 5) Determine if the proposed garage doors comply with the Guidelines and approve, deny or modify accordingly.
- 6) Tax credit pre-approval is only recommended for the garage doors if they are replaced in-kind to match the existing vertical board, hinged, swinging doors.

HPC-21-44 – Proposed legislation: Demolition by Neglect

Applicant: Liz Walsh, District 1 County Councilmember

Request: The Applicant, Liz Walsh, requests Advisory Comments from the Commission on proposed Demolition by Neglect legislation.

Background and Site Description: The Applicant, Liz Walsh, requests Advisory Comments/Pre-Application Advice on proposed legislation for Demolition by Neglect.

Scope of Work: The Applicant has introduced legislation CB88-2021 to create a County Code provision addressing Demolition by Neglect. The bill will be considered by the County Council, sponsored by Councilmember Liz Walsh, and if passed, will go to the County Executive to be signed in to law. The application contains a few examples of demolition by neglect definitions and ordinances from neighboring jurisdictions. A copy of the proposed legislation was not included in the application, but has been provided to the Commission members. The application materials provide the following explanation and definition of demolition by neglect:

"Simply put, intentionally allowing a property to deteriorate to the point that it cannot be saved is 'demolition by neglect.' The assumption is that the owner is capable of maintaining the building, but choose not to do so.

Article 66B provides a legal definition of demolition by neglect as:

'...any willful neglect in maintenance and repair of a structure, not including any appurtenances and environmental settings, that does not result from financial inability to maintain and repair the structure and that threatens to result in any substantial deterioration of the exterior features of the structure.'"

HPC Review Criteria and Recommendations: The current County Code, Design Guidelines and Rules of Procedures do not address demolition by neglect, and therefore, do not currently specify a role for the HPC in this process. However, the existing Code and Rules of Procedure establish standard procedures for certain processes, such as receiving and scheduling applications, as well as providing legal notice. The County Code currently provides the HPC the following role and powers. Below is an excerpt from Section 16.606 and 16.605 of the County Code (please refer to the Code for the full text):

Section 16.606 Powers of the Commission

16.606(a) Review of Applications. *The Commission shall review all applications for certificates of approval. The Commission shall also review applications for alterations to historic structures outside the historic district and make any other determination when required by the zoning regulations. The Commission shall approve, approve with modifications, or deny the applications.*

16.606(d) Provide Advice on Historical Resources. *The Code states that the Commission shall perform a variety of advisory functions, such as:*

- *“Advise and assist in developing plans for the preservation of historic resources within Howard County upon the request of an Agency, Board or Commission of Howard County Government.”*
- *“Upon the request of the applicant, provide pre-application advice on the design of proposed work to persons seeking a certificate of approval.”*
- *“Review applications for zoning text amendments, map amendments, conditional use, or variance approvals and make recommendations to the Zoning Board, Planning Board, County Council, or Hearing Examiner for (A) areas within a historic district or (B) a historic structure listed on the historic sites inventory.”*
- *“Review and provide advice to the Planning Board and County Council on other proposals affecting historic preservation, including County general plans and area master plans.”*
- *“Advise in developing plans for the preservation of historic resources within Howard County upon the request of the owner of the historic resource.”*

16.605 – Procedures of the Commission. Section 16.605 of the County Code provides a process for receiving applications, scheduling applications and providing legal notice of applications before the Commission. Below is an excerpt from Section 16.605 of the County Code (please refer to the Code for full text):

Section 16.605(b)(3) – Procedures of the Commission, Applications:

- *“Provided that the application was filed with the Department of Planning and Zoning at least 22 calendar days before the Commission's next scheduled meeting, the Department shall place the application on the agenda for the next scheduled Commission meeting. The Commission shall hear only those applications which staff from the Department of Planning and Zoning determines are complete. Applications filed less than 22 calendar days before the Commission's next scheduled meeting shall be placed on the agenda for the following meeting.”*

Section 16.605(e) Notice.

Section 16.605(e) states, *“Notice of Commission meetings shall appear in a newspaper of general circulation in Howard County at least seven days prior to such meeting. Each application to be heard at a Commission meeting shall be advertised in the manner provided for in the rules of the Commission.”*

The Commission’s Rules of Procedure (Rule 101.E) states that *“Notice of any regular or special meetings shall be advertised in the one newspaper of general circulation in Howard County at least (7) days preceding the meeting. The advertisement shall include notice of the date, time, and place of the meeting, and the address and applicant’s name for each case to be considered at the meeting. Detailed application descriptions shall be posted on the Historic Preservation Commission webpage of the Howard County Government website at least five (5) days preceding the meeting.”*

The proposed legislation appears to have the greatest impact to the HPC as follows; however, the legislation will also have an impact on historic resources, county resources and historic property owners.

1. All historic structures in the County will be subject to this legislation. This will include structures listed on the Historic Sites Inventory and structures that are historic not listed (Section 16.601(f)). Structures that are not listed on the Inventory are eligible to be pre-approved for tax credits for repairs, per 20.112 of the County Code, but may not receive the credit until they are adopted on to the Inventory through Council Resolution.
2. The person who is the subject of the notice may request an HPC hearing on the items requiring corrective action in the notice sent by DPZ within 10 days after receipt of the notice. This could require that the HPC convene special meeting to accommodate these requests.
3. The Commission shall hold that hearing within 30 days after sending written to the owner of the property and notice be conspicuously posted on the Commission’s website.
4. After the hearing, the Commission may affirm, modify or cancel the actions required in the notice.
5. The “opportunity to cure” provision is not aligned to Historic Preservation Commission (HPC) procedures. It requires a staff member to make judgments of appropriate remedies that may not be acceptable to the HPC before the HPC hears the case.

Staff Recommendation to the HPC: Staff recommends the HPC provide Advisory Comments on the proposed legislation overall and in relation to the Commission’s existing Code, Subtitle 6, and its Rules of Procedure, and existing application deadline and meeting schedules.

HPC-21-45 – 8482, 8474, 8476, 8478 and 8480 Frederick Road, Ellicott City, HO-1135 and 1136

Applicant: Kate McCullough, Symmetry First Architects

Request: The Applicant, Kate McCullough, requests Advisory Comments on the site development plan, proposed demolition and new construction at 8474-8484 and 8482 Frederick Road, Ellicott City.

Background and Site Description: The properties at 8482, 8474, 8476, 8478 and 8480 Frederick Road are located in the Ellicott City Historic District. The rowhouse structures at 8474, 8476, 8478 and 8480 are listed on the Maryland Inventory of Historic Properties as HO-1136, the Yates Apartments and the structure at 8482 Frederick Road is listed on the Maryland Inventory of Historic Properties as HO-1335, the Burgess House/Yates Grocery.



Figure 18 - Historic photo of structures



Figure 19 - Historic Sites Inventory photo circa 2014



Figure 20 - Historic photo of 8480 Frederick Road, with former greenhouses to the right.



Figure 21 - Historic photo of 8480 Frederick Road, with former greenhouses to the right.

The HO-1136 Inventory form provides the following description of the buildings, but the Inventory form is also incorporated into the record:

“The Yates Apartments are a group of four virtually identical 2 ½ story, two-bay by two-bay connected frame buildings making a unified eight-bay front. It has a rubble stone foundation that is banked into a hill on the south, with the north elevation of the foundation exposed. The walls have German siding and there is a gable roof with an east-west ridge and asphalt shingles. The south elevation, on the first story, has paired one-over-one sash. There is a one-story porch across all eight bays, and it has been rebuilt. The second story has eight one-over-one sash, set in a rhythmic pattern to read as four individual units. There is a wood box cornice and four gabled wall dormers, each with a one-over-one sash. In the center of each unit, on the ridge, is a brick chimney. The first story is two rooms, one behind the other. In the south room there is a fireplace centered on the north wall. The north room has an enclosed stair with a winder at the bottom. The second story has a landing at the top of the stairs with a chamber to the south and a chamber to the north. The attic is finished as one large room with the chimney coming up through the center of it.”

The existing historic homes have sat vacant for many years prior the flood. There have not been any HPC applications filed since 1998 for the rowhouses and since 1995 for 8482 Frederick Road.

The existing vernacular rowhouses are an important part of Ellicott City’s history, and should be retained and preserved.

Scope of Work: The Applicant seeks Advisory Comments on the proposed demolition of the four historic Yates Apartments rowhouse structures at 8474, 8476, 8478 and 8480 and the neighboring historic Burgess House/Yates Grocery building at 8482 Frederick Road and new construction in its place. The lots for the two properties are proposed to be combined for the new construction. This proposal will require a site development plan to be processed through the Department of Planning and Zoning, which triggers the requirement for Advisory Comments.

The new construction will consist of four new townhouse units, replacing the five historic structures. The new structures will sit back farther from the street than the existing historic structures (those to be demolished) and the neighboring historic structures owned by other entities, as shown in Figure 22.

The application states:

“During the second recent flashflood, in May of 2018, the existing structures at 8482 and 8474-8480 Frederick Road experienced a flood level approximately 4’ above street level and 2’ above the first floor level of the buildings. Both the structure and interior finishes of the basements and first floor levels were significantly damaged. (The buildings were vacant at the time of the flood and have remained vacant since then.) Subsequent evaluation of the structures by structural engineer Steve Brown of Skarda & Associates, Inc., noted damage to the foundations and floor structure and recommended demolition of the buildings. While the loss of any structure in a historic district is regrettable, these particular examples of vernacular frame housing, dating from the early 1900s, were already in poor condition prior to the flood, largely due to settling of stone foundations and sagging wood framing. To rehabilitate them would only bring them to a stable, freshly painted condition. It would do nothing to improve their safety in the flood conditions Ellicott City must now expect.”

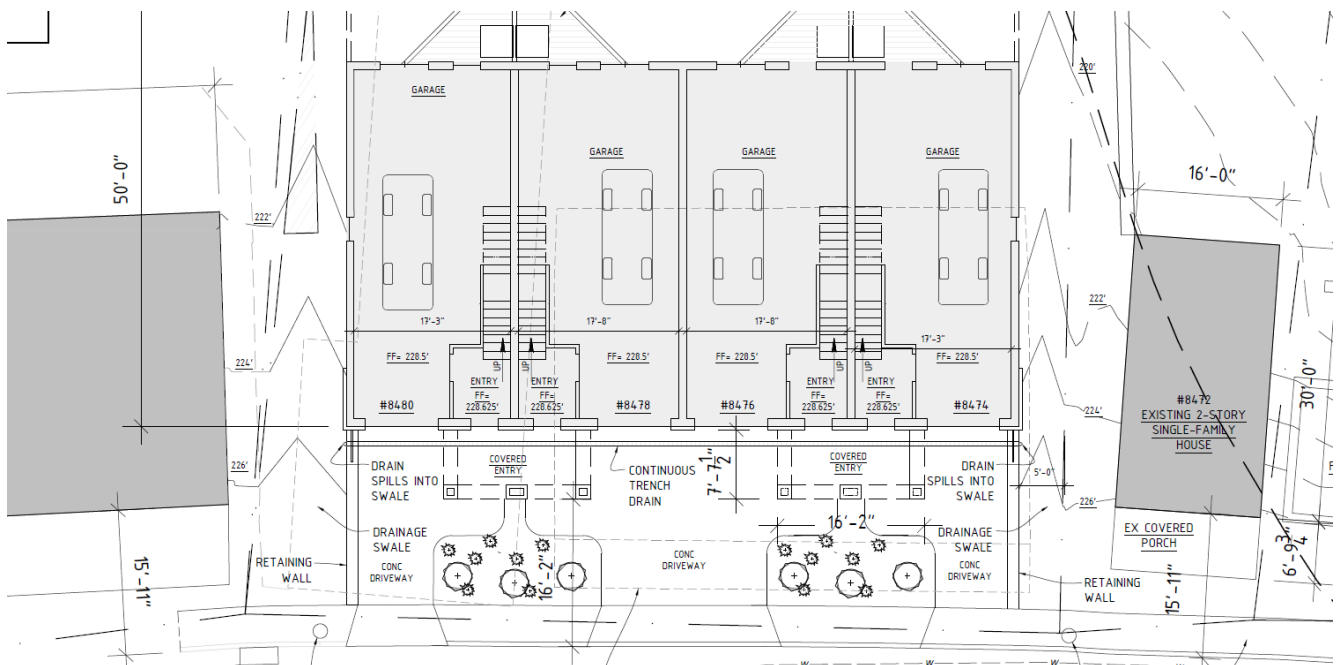


Figure 22 - Proposed site plan for new construction.

The application provides the following information regarding the design of the proposed new townhomes:

“Critical to Dr. Taylor’s requirements for the new construction is flood safety. Consequently, the design of the townhomes incorporates several design decisions aimed at improving flood safety for the townhomes, as well as the immediate surrounding area. These decisions are as follows:

1. The setback from the street for the townhomes will be greater than for the historic demolished structures.
2. Significant drainage channels will be created on either side of the townhome structure, to facilitate water flow to the stream behind the townhomes.
3. The ground-level of the townhomes will not be used for living spaces. There will be a ground level two-car garage, which will reduce the number of cars on the street during a flood event.
4. The ground floor exterior of the townhomes will be constructed from materials capable of withstanding inundation without requiring replacement.
5. To some degree, the street-facing exterior of the townhomes will be capable of surviving debris impact. (Surviving debris impact is a function of the weight and speed of debris – the structural engineer will consider reasonable weight and speed values in designing exterior walls and columns.)
6. The ground floor of the townhomes will allow “wet” floodproofing, which is to say that flood water will enter the ground floor and exit it through flood vents, and interior materials will be capable of withstanding inundation without requiring replacement.
7. The townhomes will be built on a slab-on-grade, with no basement.”

The application states:

“For this project, we are fortunate that the 8400 block of Frederick Road is characterized by street setbacks that vary from house to house and building heights that also vary. We’ve designed the street face of the townhomes to have a porch plane and an exterior wall plane (as do many neighbors) and we’ve aligned our porch plane with the exterior building plane of our immediate neighbors, as a means of respecting their setbacks. We’ve also lowered the eave height of the porch element to step down toward the eave height of the neighboring rowhomes. Since the ground floor of the new townhomes is not used for living space, there are two living levels above, which drives up the overall height. The changes in vertical planes and in eave heights mitigates the overall height.”



Figure 23 - Proposed new construction

The application further states:

“As discussed in the Historic District Design Guidelines, we’ve emulated a striking element – the repeated steep front-facing gable was an element of the demolished building and is an element of the neighboring rowhomes. Overall, the roof shape is common to neighboring buildings – a simple gabled roof with the roof ridge running parallel to the street, coupled with the repeated steep gables perpendicular to the street. The roof is architectural shingles on the street-facing roof areas, TPO on the rear low slope roof, and limited metal roofing as a decorative element on the street-facing façade.

Exterior wall finishes are a mix of stone on the bottom and lapped siding above. (Note the stone rising to the second floor covers concrete walls that rise to the second floor – this is a flood safety element in the design.) The siding will be simple lapped siding, which is common up and down the street. Windows are 2-over-2, common to the neighboring homes. Entry doors and garage doors are of the raised panel type common throughout Ellicott City. Generally, the street-facing materials are designed to complement historic materials, as the Historic District Design Guidelines recommends. Product Data for exterior wall and roof materials are included in Exhibit F.”



Figure 24 - Existing streetscape and historic structures



Figure 25 - Existing streetscape and historic structures



Figure 26 - Proposed new construction



Figure 27 - Proposed new construction

HPC Review Criteria and Recommendations:

Ellicott City Historic District Design Guidelines; Chapter 12: Demolition and Relocation

- 1) Chapter 12 states, “Demolition and relocation of any structure requires a Certificate of Approval from the Historic Preservation Commission. This requirement applies to structures such as retaining walls, sheds and garages as well as houses. Historic buildings are irreplaceable resources. Because their demolition will have a permanent detrimental effect on the historic district, the Commission will consider approving demolition only after all possible alternatives to preserve the structure are exhausted.”
- 2) Chapter 12 states, “For any demolition or relocation, the treatment of the site after the removal of the structure and the new location and site design for a relocated building (if the location is within the historic district must also be approved by the Commission).”

Rules of Procedure, Section 300, Demolition and Relocation of Structures in Historic Districts; General

Section 300 states, “Demolition or relocation of any structure in an historic district requires a Certificate of Approval. The Certificate of Approval must include a plan for treatment of the site after the structure is removed. The Certificate of Approval must also include the new location for a relocated building if the location is within an historic district in Howard County.”

Section 300 of the Commission’s Rules of Procedure provide information on the process for reviewing applications for demolitions in the historic district. The entire section is relevant to this Advisory application, and is incorporated by reference. Please refer to the Rules of Procedure for full text.

Rules of Procedure, Section 301, Demolition and Relocation of Structures in Historic Districts; Contents of Application

Section 301 of the Rules of Procedure outlines the process and information needed in an application for demolition. Section 301 explains that documentary evidence must be submitted to support the demolition request and outlines the information that should be provided in an application. The Rules of Procedure also state that before the Commission acts on an application for demolition, they shall determine whether the building is a Structure of Unusual Importance, which is defined by Section 302.

The HPC should provide advice on if the demolition of the structures would have detrimental effect on the historic district and advise on possible alternatives to preserving the structures.

Chapter 8.A: New Construction: Principal Structures; General

- 1) Chapter 8 states:
 - a. “In much of the historic district, however, the density of existing development is such that all aspects of a new building’s design can affect the historic streetscape. The size, height, trim, roof shape and other details of a new building, if not compatible with neighboring buildings, can considerably alter the streetscape and diminish the historic value of the area. New buildings need not imitate historic forms, but they must respect and be compatible with neighboring historic buildings.”
 - b. “Compatibility with neighboring buildings in terms of form, proportion, scale and siting is the highest priority. If these are resolved, details such as colors, material or window design can be more easily dealt with. Since the majority of Ellicott City’s historic structures are straightforward and unassuming, simplicity in design is important for any new construction.”

Due to the first floor of the building not being livable space, the overall height of the building far exceeds the neighboring historic structures. While an attempt was made to break up the overall mass of each individual unit with a front bay, creating the visual that there are more than four townhomes, the overall width of each new townhome is greater than the existing and neighboring historic homes. HPC should provide advice on if the new structures are compatible with and respect the neighboring historic buildings in terms of form, proportion, scale and siting.

Chapter 8.B: New Construction: Principal Structures; New Building Design

2) Chapter 8.B states:

- a. *"The human scale and tightly knit development pattern of Ellicott City's buildings, street and public spaces stem from its 18th and 19th century roots, before automobile travel and other modern technology altered the scale of much new development. The scale of new buildings – their perceived size in relation to other buildings – is key to preserving Ellicott City's character. New buildings should not be disproportionately large or out of proportion to nearby historic buildings."*
- b. *"Repetition of form, such as in Tonge Row, holds an area together and makes it a recognizable part of the community. Using a different form than the surrounding area makes a building stand out. Repeating existing forms, so that new buildings blend with the historic context, will usually produce the best results in Ellicott City, particularly for new buildings close to historic buildings."*
- c. *"Along some of Ellicott City's streets, the repetition from building to building of similarly positioned door and window openings creates a rhythm which should be repeated on the face of a new building. The floor to ceiling height of new buildings should also correspond to the dimension on neighboring buildings if the new building is to blend with the existing streetscape."*

The proposed new construction presents a facade with bays, pent roofs at various floors, and varying window patterns on different levels that appear inconsistent through each level. The structure sits significantly higher than the neighboring historic structures. The HPC should advise on if the new buildings blend with the existing streetscape.

3) Chapter 8.B recommends:

- a. *"Design new buildings to be compatible with neighboring buildings in bulk, ratio of height to width, and the arrangement of door and window openings."*
- b. *"Design new buildings so that the floor to ceiling height and the heights of cornices and eaves are similar to or blend with nearby buildings. Generally, there should not be more than 10 percent difference in height between a new building and neighboring buildings if the neighboring buildings are similar in height..."*
- c. *"Use a building form or shape compatible with historic buildings that are part of the same streetscape. This is particularly important for new building on infill lots where the existing buildings along the street are similar in form."*

It is not clear if height measurements were provided for the neighboring historic structures, but this would be helpful information to have to determine if the 10% difference could be exceeded. The HPC should provide advice on if the new design is compatible with the building form, overall mass, scale and proportion of the historic streetscape and neighboring historic structures.

4) Chapter 8.B recommends:

- a. *"Use a roof shape and slope that echoes the roof forms of neighboring historic buildings."*

- b. *"Use elements such as porch shapes, window or door openings, dormer style and spacing and other characteristics that echo historic Ellicott City buildings."*
- c. *"In areas where front porches or stoops occur on most buildings facing the same street, incorporate porches or stoops similar in scale and proportion to those on nearby historic buildings, particularly for new buildings close to a public way. Simple transoms and sidelights can be appropriately used. Double-hung, vertically proportioned windows (with the height close to twice the width) are most often appropriate. A variety of window pane patterns can be used, but windows should have true divided lights with a permanently applied exterior grille..."*

The Applicant added a cross gable roof to the new townhomes, to tie into the small dormer windows/vents on the existing historic houses. The HPC should advise on if the cross gable roof is compatible with the neighboring dormer windows.

5) *Chapter 8.B recommends:*

- a. *"Use materials common to the historic district, such as wood siding, wood shingles, brick, stone or stucco, and compatible with materials used in the immediate vicinity. Along Upper Main Street...wood siding is dominant and is most appropriate for new buildings..."*
- b. *"Where wood siding is used, use painted siding compatible with the forms of traditional siding found in the historic district. Substitute siding materials can be appropriate if they are similar in width, profile and texture to wood siding."*
- c. *"Do not use imitation brick siding, imitation stone siding, plywood or metal for exterior walls."*

The renderings show the first floor to be stone, but the wrapping ends visibly on the side of the building and does not continue all the way around. Stone would most appropriately be used as a foundation line from the rear/basement level to be subtly shown at the front, but it would not be appropriate to clad an entire floor in stone on such a highly visible structure, when the stone is not historic.

The proposed door material is not clear from the spec sheet, but the style is a 6-panel door with a prefinished wood stain. The door style is not overly historic and is common in many newly constructed residential structures.

The proposed windows are Pella fiberglass, and are not a historic material.

The proposed siding is James Hardie Insite, Artisan Siding in a bevel channel profile with a 9-inch exposure in the color Cobble Stone. It is unknown if wood grain or smooth siding is proposed, but the smooth would be historically appropriate to resemble painted wood. The exposure of the siding on the existing historic buildings is known, but would be helpful to know in order to determine if the proposed exposure is appropriate. The proposed HardiePlank is not a historic building material.

The proposed garage doors are Clopay Canyon Ridge doors and are designed to resemble carriage doors. The design is historically appropriate.

Chapter 8.C: New Construction: Principal Structures; Siting New Buildings

- 6) *Chapter 8.C states, "New buildings should respect historic development patterns. In most cases, this will mean siting new buildings in a similar manner to neighboring buildings. Within the constraints of the particular building lot, new buildings should maintain setbacks from streets*

and other buildings consistent with those of nearby historic buildings and should avoid blocking important views of Ellicott City and its terrain.”

- 7) Chapter 8.C states, “Evaluate the appropriate front setback based on the pattern along the public street(s) adjoining the property. Where existing buildings maintain a uniform setback, locate new buildings in accordance with the established setback.”

The current buildings, along with the neighboring set of rowhouses all have the same setback. The proposal has a 24-foot setback, which appears to be greater than the existing and neighboring buildings. The front bay has a first-floor covered entry (shown in Exhibit H, sheet SD1, page 4), that attempts to meet the setback of the existing structures.

Staff Recommendation to the HPC: Staff recommends the Commission provide Advisory Comments on the proposed demolition of the historic structures, and the design of the new site plan, structures and proposed materials.

HPC-21-46 – 3713 Fels Lane, Ellicott City, HO-581

Applicant: Jason L. Thompson, Howard County Department of Recreation and Parks

Request: The Applicant, Jason L. Thompson on behalf of Howard County Department of Recreation and Parks, requests Advisory Comments for alterations, demolition and new construction at 3713 Fels Lane, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-581, the Pines (Fort-Heine House). The Inventory form explains that original nine-acre parcel on which “The Pines” is located was purchased by Bernard Fort in 1848 and that the stone house was most likely built between 1876-1877. The Inventory states:

"The Pines" (Fort-Heine House) is a 2 ½ story, five-bay by two-bay rubble stone structure with a two-story, three-bay by one-bay stone wing on the east. It has a gable roof with asphalt shingles and an east-west ridge. There is a one-story, two-bay by one-bay frame addition on the east and a smaller one-bay addition on the east of this addition that wraps around the north side of the wing and main block. "The Pines" is built of the local granite which is roughly squared and brought to course, with finely cut granite lug sills and single-piece granite lintels. The mortar joints are thick and are slopped over the edges of the stone and fill many of the drill holes. The mortar was painted a dark grey and penciled with white mortar joints. The windows have six" over-six sash, and have blinds that are mortised and tenoned and pinned. They are hung on cast iron butt hinges that are stamped "PAT'D 1870." The south elevation of the main block has a center doorway on the first story that has four panels with sunken fields and bolection mouldings. There are sidelights with three lights over one panel and the sidelights run up beside the two-light transom. There is a five-bay porch with four chamfered posts with sawn brackets to either side. The front face of each post has a pyramidal plaque, and above it is a short bracket with a stylized volute at the top. The roof has two gabled dormers, each centered between the end bay and the next bay in, with a six-over-six sash and a plain fascia that is eared at the bottom. There is an interior brick chimney on each gable end. The house has a center-passage, single-pile plan with an ell on the east that has a side-passage, single-pile plan."

The existing additions are cinderblock structures clad in wood German lap siding and may date to the mid-20th century.

Scope of Work: The Applicant seeks Advisory Comments on the proposed alterations, which include the construction of a new addition, the demolition all building additions that are currently clad in wood German lap siding and site alterations to construct a parking lot. The application states that the Applicant seeks advice on “architectural style and massing with the historic house prior to selecting materials.” The application explains that “the proposed project at the Bernard Fort House involves the renovation of the existing structure and the removal and replacement of the modern building addition constructed in the 1950s.” The project includes a new addition, to which the application states:

“The proposed addition, in the general footprint of the existing modern addition, is planned to be two stories tall behind the three-story main portion of the historic structure and one story behind the two-story portion so the roof of the addition does not detract from the original roofline and is not visible from the view from Main Street. A portion of the one-story addition extends past the east side of the historical structure, similar to the demolished modern addition, but is set back behind the rear wall of the two-story portion of the historic structure to minimize the visual impact of the building addition and prioritize the historic structure. The first floor of the addition area will be used for a conference room, PHG office space, restrooms, break room, and storage.

The exterior materials of the addition are proposed to be distinct from the exterior granite block of the historic structure to clearly identify the new and the old. Materials and colors have yet to be determined but will be complementary to the historic structure.

The interior of the historic structure will be renovated, keeping as much original as feasible, with updated HVAC and lighting to meet current standards and the proposed use. The Fort House had previously been split into apartments which has caused some changes from the original interior condition. Where the interior of the proposed addition meets what was the exterior of the historic structure, we plan to leave the granite block exposed wherever possible to continue the distinction between the new addition and the historic structure.”



Figure 28 - Front facade view



Figure 29 - Front (south) facade with porch.



Figure 30 - Front (south) facade of side wing and later frame addition.



Figure 31 - View approaching the house from the existing driveway.



Figure 32 - Existing rear of structure.

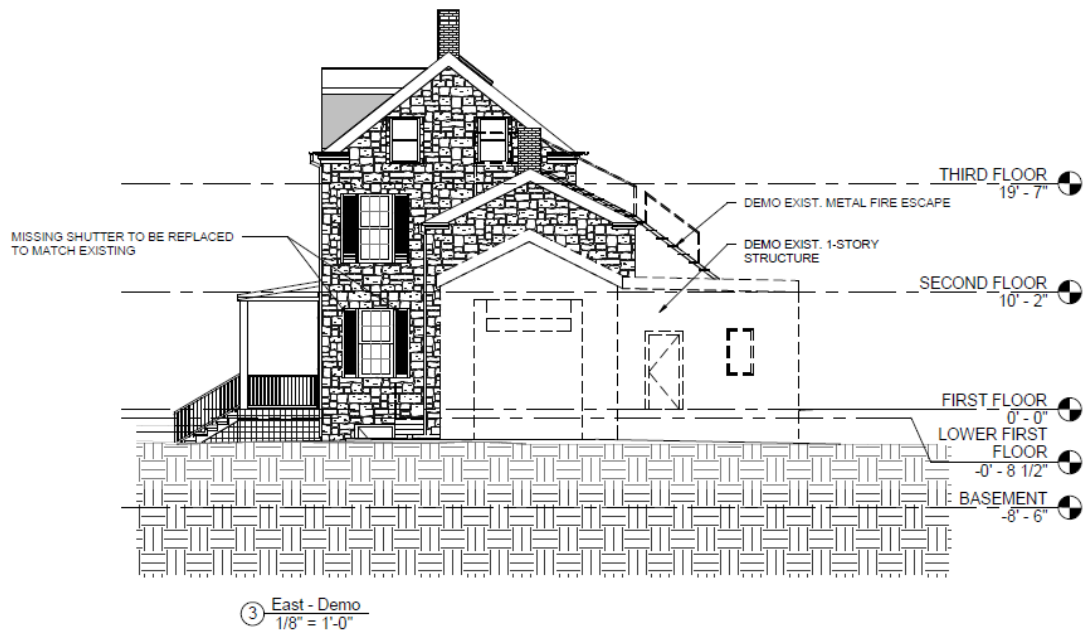


Figure 33 - Proposed section of demolition.

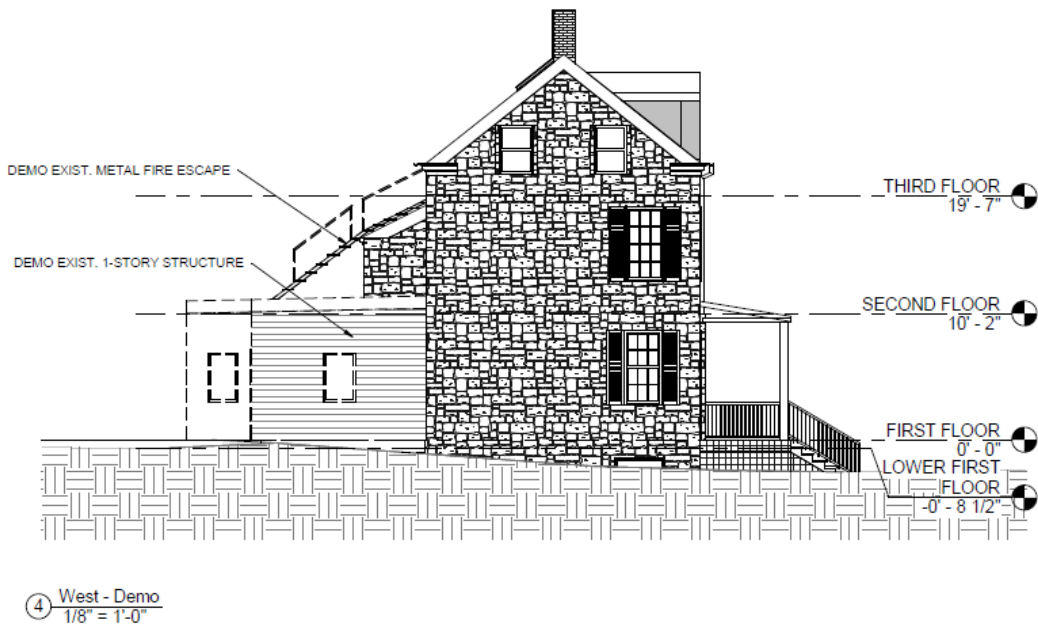


Figure 34 - Proposed section of demolition.

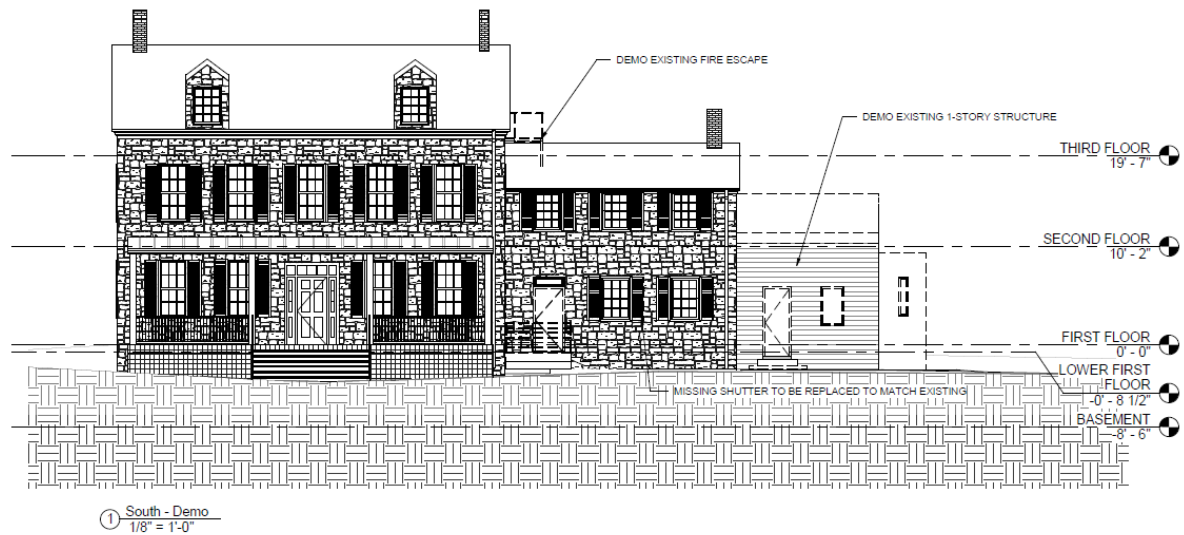


Figure 35 - Proposed section of demolition.

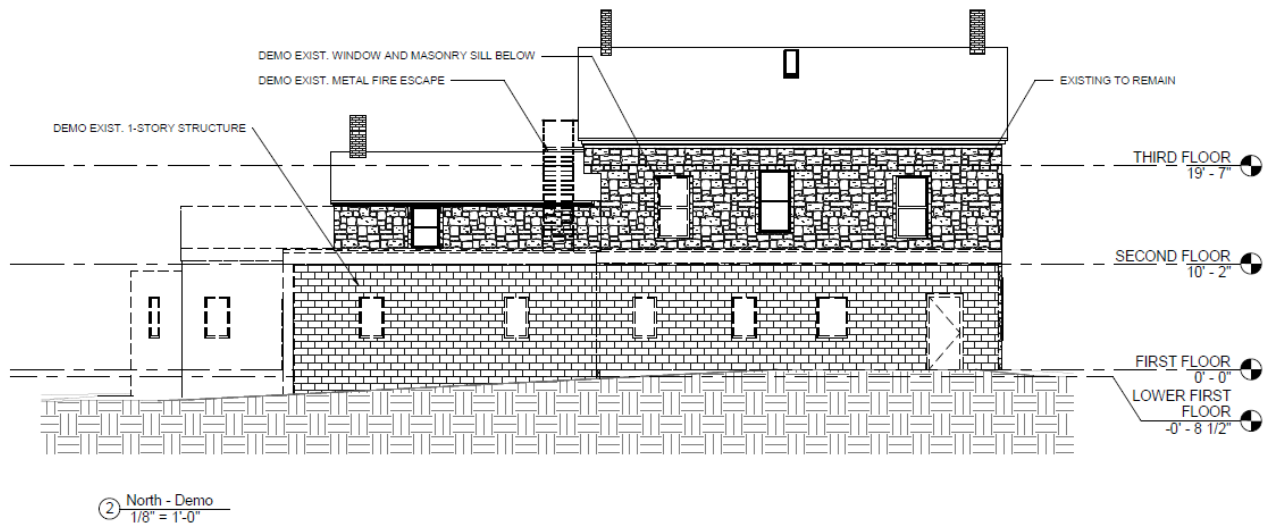


Figure 36 - Proposed section of demolition.

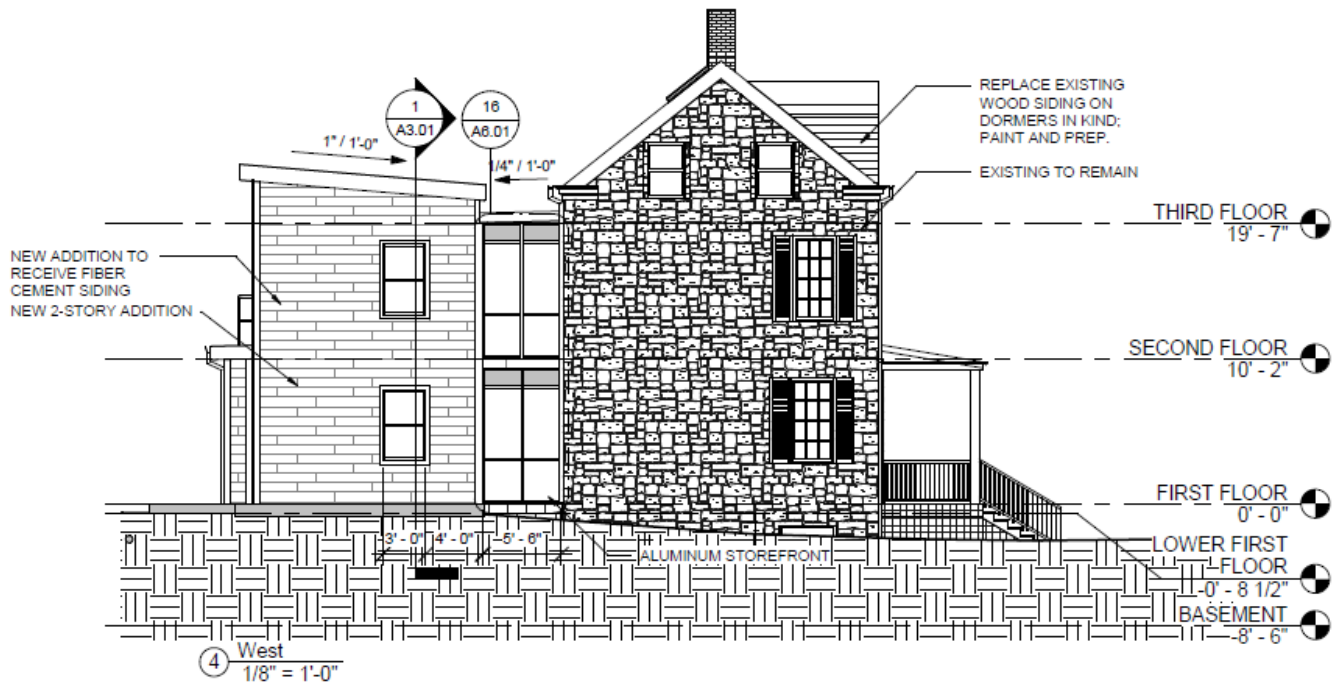


Figure 37 - Proposed new construction. West view, which will be visible upon entering driveway to property.



Figure 38 - Existing west view of the structure as seen from the upper part of the driveway/parking lot.

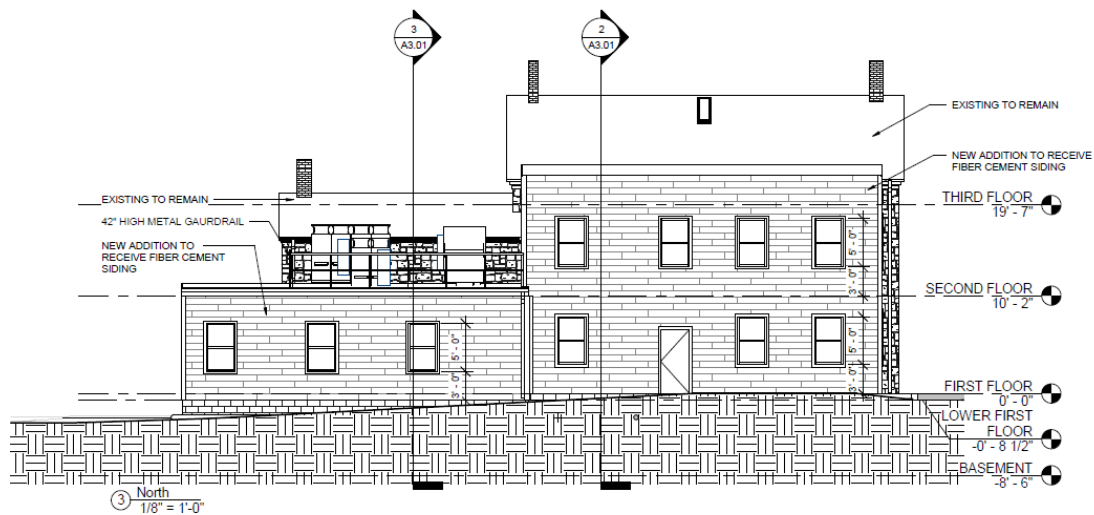


Figure 39 - Proposed addition to cover entire rear of structure.

HPC Review Criteria and Recommendations:

Ellicott City Historic District Design Guidelines; Chapter 12: Demolition and Relocation

Chapter 12 states, "Demolition and relocation of any structure requires a Certificate of Approval from the Historic Preservation Commission. This requirement applies to structures such as retaining walls, sheds and garages as well as houses. Historic buildings are irreplaceable resources. Because their demolition will have a permanent detrimental effect on the historic district, the Commission will consider approving demolition only after all possible alternatives to preserve the structure are exhausted."

Section 300 of the Commission's Rules of Procedure provides information on the process for reviewing applications for demolitions in the historic district. The entire section is relevant to this Advisory application, and is incorporated by reference. Please refer to the Rules of Procedure for full text.

Rules of Procedure, Section 301, Demolition and Relocation of Structures in Historic Districts; Contents of Application

Section 301 of the Rules of Procedure outlines the process and information needed in an application for demolition. Section 301 explains that documentary evidence must be submitted to support the demolition request and outlines the information that should be provided in an application. The Rules of Procedure also state that before the Commission acts on an application for demolition, they shall determine whether the building is a Structure of Unusual Importance, which is defined by Section 302. While this current application is only for Advisory Comments, this process will need to take place when an application for Certificate of Approval is filed.

Chapter 7.A: New Construction: Additions, Porches and Outbuildings; Building Additions

1) Chapter 7.A states:

- a. "Additions should be subordinate to historic buildings and not compete with or obscure the existing structure."

- b. "Typically, the primary view of a building is its front façade. However, Ellicott City's hilly topography and winding streets often provide prominent views of a building's rooftop, side or rear elevations as well as the front façade. When designing an addition, all views of the building should be considered."*

The existing rear and side wood German lap frame additions comply with the Guidelines as they are minimally scaled at one story.

While the addition is proposed on the side and rear of the building, it will be highly visible when approaching the building from the front walkway. The HPC should consider how the addition appears from all views of the building and determine if the proposed 2-story addition appears subordinate to the historic building and does not compete with or obscure the historic structure.

2) Chapter 7.A states:

- a. "Design additions in manner that makes clear what is historic and what is new. Additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building."*
 - b. "Design an addition to be subordinate to the historic building in size, height, scale and detail and to allow the form of the original structure to be seen. Distinguish the addition from the original structure by using a setback or offset or a line of vertical trim between the old section and the new."*
 - c. "For any building, design the addition so that its proportions (relationship of width to height), the arrangement of windows and doors, and the relationship of solids wall area to voids (window area) are compatible with the existing structure. Use a roof design that echoes or complements the original roofline. Gable and shed roofs are common for additions in Ellicott City."*

The proposed addition seeks to make clear what is historic and what is new by using the glass storefront windows (from the exterior this appears to be a breezeway, but the floor plan shows that it is not) to connect to the modern addition with the slanted roof.

According to the Applicant, the proposed addition is intended to occupy the general footprint of the existing addition; however, will be two stories tall behind the three-story main portion of the historic structure and one-story tall behind the two-story portion. Per the drawings, the proposed addition appears to cover the entire two-story rear of the historic stone building, obscuring parts of the building that have previously not been obscured. Also, per the Applicant, a portion of the one-story addition extends past the east side of the historical structure, similar to the demolished modern addition, but is set back behind the rear wall of the two-story portion of the historic structure to minimize the visual impact of the building addition and prioritize the historic structure.

The proposed new addition has a sloped roof that is pitched toward the historic house. Neither the pitch of the roof on the glass section of the building nor is its connection to the historic building are clear.

The HPC should provide guidance on how well this design complies with the guidelines listed above and found in section 7.A.

3) Chapter 7.A states:

- a. "Design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible*

alternative is windows that do not have divided lights but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows.”

The proposed addition features a two-story section of glass and aluminum storefront windows adjacent to the historic structure with one set of 1:1 windows in the main part of the addition on the west side view. The glass and aluminum storefront windows appear larger than the windows on the historic building. The HPC should advise if the windows on the addition are similar in size, proportion or arrangement to the existing windows.

- 4) *Chapter 7.A states, “On any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building.”*

The existing addition is clad in wood German lap siding and is compatible with the historic building, but yet is distinguished from the original stone structure as an addition. The application states that materials have not yet been determined for the proposed addition, but the renderings appear to show a panel based siding system made of fiber cement rather than lap siding. The HPC should advise on appropriate exterior materials and colors for the addition.

Staff Recommendation to the HPC: Staff recommends the HPC provide Advisory Comments on the proposed demolition of the existing additions and the proposed new construction.

OTHER BUSINESS

Administrative Updates

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Beth Burgess
Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission